

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 12, 2012

TO: CHAIRMAN AND MEMBERS OF THE
PARKER-GRAY BOARD OF ARCHITECTURAL REVIEW

FROM: BAR STAFF

SUBJECT: CONTINUED DISCUSSION ON THE PARKER-GRAY BAR AD-HOC
DESIGN GUIDELINES WORK GROUP RECOMMENDATIONS

BACKGROUND

At the BAR meeting on November 28, 2012, the Board discussed some of the recommendations of the Parker-Gray BAR Ad Hoc Design Guidelines Work Group. While the Board asked for additional information prior to the adoption the recommendations, it acknowledged support for the following Three Fundamental Changes to the historic preservation section of the Zoning Ordinance and to the BAR *Design Guidelines* and policies:

- Architectural classification based on the age of the property: Early (pre-1932) or Later (post-1931);
- A hierarchy of building elevations based on whether the alteration is on the front (street-facing), side (non-street facing), or rear; and
- A hierarchy of review based on the proposed action (Board review, BAR staff review or no BAR review).

DISCUSSION ITEMS

Attached you will find the three page *Parker-Gray Residential Reference Guide*, which was amended following the November 28th meeting. This matrix includes some Staff modifications shown in italics, none of which are departures from the spirit and intent of the work group but rather reflect additions or amendments for consistency and clarity that were presented to the Board in the PowerPoint presentation at the hearing. However, there are two outstanding issues raised by the Board which do represent a change from the work group's recommendation and need to be resolved at the meeting next Wednesday.

1. The use of synthetic siding on the secondary street front of Early corner buildings. As the Board will remember, the work group recommended that the secondary front elevation be permitted to have fiber cement replacement siding on Early buildings, while Staff

recommended that both street frontages be treated equally, with the requirement for wood siding on both street facing elevations. At the November 28th hearing, the majority of the Board supported Staff's recommendation.

2. Additionally, some members of the BAR have expressed concern about the recommendation that there be no BAR review of any kind for vinyl windows with sandwich muntins on Later buildings. Staff shares this concern, but only as it relates to those Later buildings which are located within close proximity to the sidewalk, where the quality of these vinyl windows would be readily visible. While the red brick mid-century row houses typically have a significant setback, later infill buildings and redevelopment projects like James Bland are much closer to the pedestrian. Staff is conducting a brief field survey and will have a recommendation at the hearing for a minimum setback distance from the sidewalk, beyond which sandwich muntins may be acceptable.

As mentioned previously, the recommendations of the work group do not supersede required compliance with the City's Zoning Ordinance or Building Code requirements. In addition, some of the recommendations of the work group cannot be initiated until the Zoning Ordinance is amended, such as those proposed for no BAR or Staff review of any kind.

PROPOSED TIMELINE

Given that some of the recommendations cannot be initiated until the Zoning Ordinance is amended, Staff proposes the following action over the next six months.

Beginning immediately (subject to approval by the BAR)

1. Staff approval of the majority of the items identified in the Residential Reference Guide as **Staff Administrative Review (S)**. The authority for the Board to delegate Staff approval for most of these types of alterations already exists in the Zoning Ordinance but these have now been further modified and expanded by the work group. Only those items for which the work group recommended Staff approval of demolition are exempted from this list until the Zoning Ordinance is changed.
2. Continued BAR approval of a Certificate of Appropriateness and/or Permit to Demolish will be required in the interim for those projects and features for which the work group has recommended **No BAR or Staff Review (N)**. The BAR Staff report for these cases will reflect the recommendations of the work group and will automatically be placed on the Consent Calendar. Consistent with the work group recommendations, Staff may, however, approve replacement of any type of window immediately as part of the building permit application process under the current administrative approval authority.

Next 6-8 months:

1. Staff will update the BAR monthly on those projects approved administratively as a result of the work group's recommendations covered under #1 above. In addition, Staff reports for those items requiring BAR review in the interim will clearly describe the work group's recommendations as they apply to the subject project.
2. The amendment to the Zoning Ordinance will be crafted.
3. The Design Guidelines will be amended for Parker-Gray.

Summer 2013 BAR meeting:

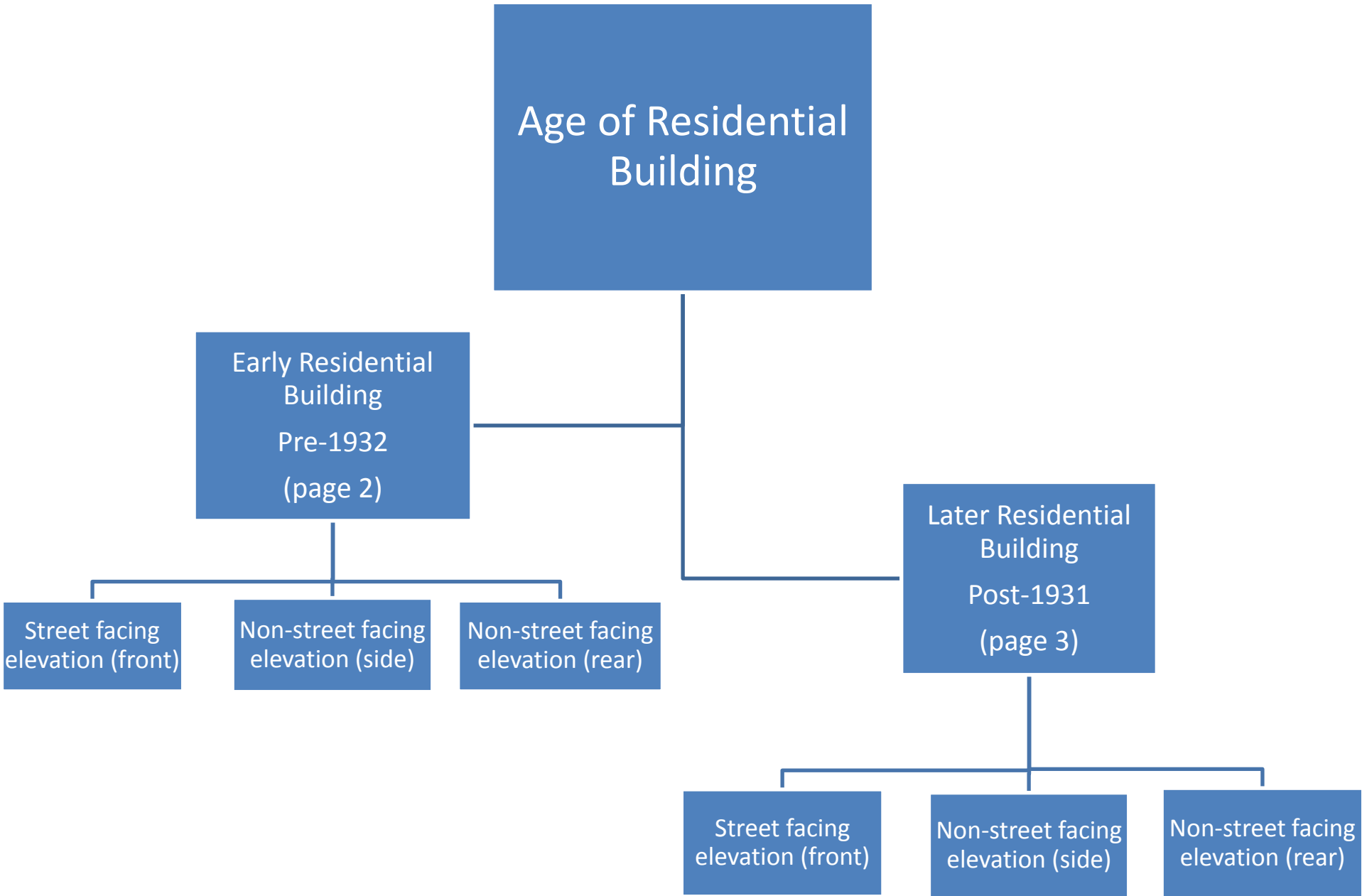
1. Staff will provide an update analyzing the effectiveness of the new recommendations, including any recommended changes.
2. The draft Zoning Ordinance language will be provided for the Board's review and endorsement.
3. The draft revised *Design Guideline* chapters for Parker-Gray will be introduced for the Board's approval.

STAFF RECOMMENDATION

Staff recommends that the BAR adopt:

1. The Parker-Gray Residential Reference Guidelines, as amended; and
2. Any other recommendations raised at the meeting.

Parker-Gray Ad Hoc Design Guidelines Work Group
recommendations for residential properties in the historic district



- This matrix includes all of the recommendations of the Parker-Gray Ad Hoc Design Guidelines Work Group, with a few exceptions noted below.
- It is organized as a matrix to reflect the group’s adoption of three major themes: 1. age of the building, 2. location of the proposed alterations/new construction, and 3. level of BAR review.
- Those line items that are *italicized* represent changes to the original recommendations of the work group – they include items that either weren’t discussed but are in the spirit of the work group recommendations, or clarifications to what the work group recommended in order to make the document easier to understand.
- Two items are both *italicized* and underlined – siding on early buildings and windows on later building – because they are either staff recommendations in contrast to the recommendations of the work group, or need additional clarification.
- After the Board’s adoption, these recommendations, and any amendments to them, will form the basis for revisions to the existing Design Guidelines for the Parker-Gray Historic District.
- Staff will use this matrix to help guide the public to the appropriate Design Guideline or BAR policy, as amended.
- BAR staff will also reach out to the public to inform them of the many changes to the BAR process within the Parker-Gray historic district.

Early Residential Buildings

Pre-1932

FRONT	SIDE	REAR
<p><u>Demolition/Capsulation</u> Demolition of 19th century fences/walls (B) Demolition of chain link and non-historic fences (S) <i>Accessibility features when no longer needed (N)</i></p> <p><u>Site elements</u> Fences, including <u>those located in the public right-of-way</u>, except no hollow vinyl fences (S) Ground mounted HVAC (S) Decks/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high. (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting of, or stucco applied to, unpainted masonry (B) <i>Siding, including synthetic trim in limited locations (S)</i> Paint color (N)</p> <p><u>Roofing</u> Dormers (B) Skylights (B) Rooftop decks (B) Replacement roofing (S) Solar panels (S) Chimneys/flues (S) Visible rooftop HVAC screening (<u>or waiver</u>) (S)</p> <p><u>Replacement windows/doors</u> Replacement wood windows (if no historic windows exist or cannot be preserved), without tinted or reflective glass (S) Doors and garage doors (S) Security bars (S) Storm doors (N)</p> <p><u>Building features</u> Vents/fans greater than 1 sq. ft. (B) Dish antennas over 2 feet in diameter (B) Vents/fans less than 1 sq. ft. (S) Shutters (S) Drainage features (S) Dish antennas under 2 feet in diameter (S) Utility meters (S) Awnings (S) Stoops/steps/guard & handrails (S) Light fixtures (N) Window boxes (N)</p> <p><u>New construction</u> Permanent planters attached to the building (B) Door hoods, porches or porticos (B) Decks and balconies (B) <i>Accessibility features (B)</i> <i>Accessory structures under 50 sq. ft. for corner lots (S)</i></p>	<p><u>Demolition/Capsulation</u> Demolition of 19th century fences/walls (B) <i>Demolition of chain link and non-historic fences (N)</i> <i>Accessibility features when no longer needed (N)</i></p> <p><u>Site elements</u> <i>Fences (N)</i> Ground mounted HVAC (N) Decks/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft high (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting of, or stucco applied to, unpainted masonry (B) <i>Siding, including fiber cement siding and synthetic trim (S)</i> Paint color (N)</p> <p><u>Roofing</u> Dormers (B) Skylights (S) Replacement roofing (S) Visible rooftop HVAC screening (<u>or waiver</u>) (S) Solar panels (N) Chimneys/flues (N) <i>Rooftop decks (N)</i></p> <p><u>Replacement windows/doors</u> Replacement windows of any material but vinyl, without tinted or reflective glass (S) Doors (N) Security Bars (N)</p> <p><u>Building features</u> New or replacement lights (N) Vents/fans (N) Dish antennas and all mast TV antennas (N) Shutters (N) Light fixtures (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/steps/guard & handrails (N)</p> <p><u>New construction</u> <i>Permanent planters attached to the building (S)</i> Door hoods, porches or porticos (S) <i>Accessibility features (N)</i></p>	<p><u>Demolition/Capsulation</u> Demolition of 19th century fences/walls (B) <i>Demolition of chain link and non-historic fences (N)</i> Demolition and capsulation of 250 or less square feet of rear wall area, below second floor window sills (N) <i>Demolition and capsulation of 100 gross square feet of building area (e.g. existing one story additions) below second floor window sills and accessory structures (N)</i> <i>Accessibility features when no longer needed (N)</i></p> <p><u>Site elements</u> <i>Fences (N)</i> Ground mounted HVAC (N) Decks/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. in high (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting of, or stucco applied to, unpainted masonry (B) <i>Siding, including fiber cement and synthetic trim (S)</i> Paint color (N)</p> <p><u>Roofing</u> Dormers (B) Skylights (S) Replacement roofing (S) Visible rooftop HVAC screening (<u>or waiver</u>) (S) Solar panels (N) Chimneys/flues (N) <i>Rooftop decks (N)</i></p> <p><u>Replacement windows/doors</u> Replacement windows of any material but vinyl, without tinted or reflective glass (S) Doors (N) Security bars (N)</p> <p><u>Building features</u> Light fixtures (N) Vents/fans (N) Dish antennas and all mast TV antennas (N) Shutters (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/steps/guard & handrails (N) <i>Alterations below the second floor window sills (N)</i></p> <p><u>New construction</u> <i>Permanent planters attached to the building (N)</i> <i>Accessory structures no greater than one story, 250 gross sq. ft. and 11.5 feet high (N)</i> One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (N) Decks/patios below the second floor window sills (N) Door hoods, porches or porticos below second floor window sill (N) <i>Accessibility features (N)</i></p>
<div><div>B = BAR review required at public hearing S= Staff administrative review only N=No BAR or Staff review</div><div><ol style="list-style-type: none">Unless specifically exempted here, the BAR must approve any alterations, additions, demolition and/or capsulation.All projects must comply with zoning ordinance and building code requirements, and a building permit may be required.All work approved by Staff through the administrative approval process must still be consistent with all BAR Design Guidelines, as amended, and policies.Corner buildings have two street facing elevations (fronts) and two non-street facing elevations (sides)</div></div>		

Later Residential Buildings

Post-1931

FRONT	SIDE	REAR
<p><u>Demolition/Capsulation</u> Demolition of all fences (N) Decks/patios less than 2 ft. above grade (N) <i>Accessibility features, when no longer needed (N)</i></p> <p><u>Site elements</u> Fences, except hollow vinyl fences, <u>and those located in the right-of-way (S)</u> Ground mounted HVAC (S) Decks/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting of, or stucco applied to, unpainted masonry (B) Siding, including fiber cement siding and synthetic trim (S) Paint color (N)</p> <p><u>Roofing</u> Dormers (B) Rooftop decks (B) Skylights (B) Replacement roofing (S) Visible rooftop HVAC screening <u>(or waiver) (S)</u> Solar panels (S) Chimneys/flues (S)</p> <p><u>Replacement windows/doors</u> Security bars (S) <u>Replacement windows, in any material, operation or configuration, without tinted or reflective glass (N)</u> Doors (N)</p> <p><u>Building features</u> Dish antennas over 2 feet in diameter (B) Vents/fans greater than 1 sq. ft. (B) Drainage features (S) Vents/fans less than 1 sq. ft. (S) Utility meters (S) Dish antennas under 2 feet in diameter (S) Light fixtures (N) Shutters (N) Window boxes (N) Awnings (N) Stoops/steps/guard & handrails (N)</p> <p><u>New construction</u> Permanent planters attached to the building (B) Decks and balconies (B) Door hoods, porches or porticos (B) <i>Accessibility features (B)</i> <i>Accessory structures under 50 sq. ft. for corner lots (S)</i></p>	<p><u>Demolition/Capsulation</u> Demolition of all fences (N) <i>Accessibility features when no longer needed (N)</i></p> <p><u>Site elements</u> <i>Fences (N)</i> Ground mounted HVAC (N) Decks/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting of, or stucco applied to, unpainted masonry (B) Siding, including fiber cement siding and synthetic trim (S) Paint color (N)</p> <p><u>Roofing</u> Dormers (B) Replacement roofing (S) Skylights (S) Visible rooftop HVAC screening <u>(or waiver) (S)</u> Solar panels (N) Chimneys/flues (N) <i>Rooftop decks (N)</i></p> <p><u>Replacement windows/doors</u> <u>Replacement windows, in any material, operation or configuration, without tinted or reflective glass (N)</u> Doors (N) Security bars (N)</p> <p><u>Building features</u> Light fixtures (N) Vents/fans (N) Dish antennas and all mast TV antennas (N) Shutters (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/steps/guard & handrails (N)</p> <p><u>New construction</u> Door hoods, porches or porticos (B) <i>Permanent planters attached to the building (N)</i> Door hoods, porches or porticos (N) <i>Accessibility features (N)</i></p>	<p><u>Demolition/Capsulation</u> Demolition and capsulation of 250 or less of square feet of rear wall area, below the second floor window sills (N) <i>Demolition and capsulation of 100 gross square feet of building area (e.g. existing one story additions) below the second floor window sills and accessory structures (N)</i> Demolition of all fences (N) <i>Accessibility features when no longer needed (N)</i></p> <p><u>Site elements</u> <i>Fences (N)</i> Ground mounted HVAC (N) Decks/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting of, or stucco applied to, unpainted masonry (B) Siding, including fiber cement siding and synthetic trim (S) Paint color (N)</p> <p><u>Roofing</u> Dormers (B) Replacement roofing (S) Skylights (S) Visible rooftop HVAC screening <u>(or waiver) (S)</u> Solar panels (N) Chimneys/flues (N) <i>Rooftop decks (N)</i></p> <p><u>Replacement windows/doors</u> <u>Replacement windows, in any material, operation or configuration, without tinted or reflective glass (N)</u> Doors (N) Security bars (N)</p> <p><u>Building features</u> Light fixtures (N) Vents/fans (N) Dish antennas and all mast TV antennas (N) Shutters (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/steps/guard & handrails (N) <i>Alterations below the second floor window sills (N)</i></p> <p><u>New construction</u> <i>Permanent planters attached to the building (N)</i> <i>Accessory structures no greater than one story, 250 gross sq. ft. and 11.5 feet high (N)</i> One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (N) Decks/patios below the second floor window sills (N) Door hoods, porches or porticos below second floor window sill (N) <i>Accessibility features (N)</i></p>
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